



**Talbot County Planning Commission**  
**Special Meeting**

**Final Decision Summary**

Wednesday, November 5, 2014 at 10:50 a.m.

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

---

1. General Comments

- a. Calculate and add acreage of growth areas and the demand for new development based on population projections.
- b. Review the gateway regulations as recommended in 2005 Plan; are regulations adequate or is it a matter of application of policies.
- c. When forwarded, County Council wants a summary guide indicating what has been changed from the 2005 Plan.

2. Chapter 7 Economic Development

a. Page 1

- i. Restore seafood reference to vision statement.
- ii. Delete reference in vision statement sentence beginning "The County continues to be an attractive" after "water and parks".
- iii. Restate or remove last vision statement.

b. Page 2

- i. Remove "currently" from introductory sentence on commercially zoned land.
- ii. Delete sentence re Trappe opportunity to grow its economic base (speculative).
- iii. Add table for journey to work, showing comparison rates.

c. Page 3

- i. Explain airport onsite development potential refer to Trans.chapter (654 acres at airport).
- ii. Edit paragraph beginning "The County supports the University of Maryland" to state :A regional medical facility will be constructed north of Easton beginning in 2015(?) to provide necessary medical services .

d. Page 6

- i. Clarify that the airport master plan should be followed and pursue airport related uses.
- ii. Provide more precise language about regulatory restrictions from Sage.

e. Page 7

- i. Spell check this section on ED policies.
- ii. Strike first paragraph; it could be a policy statement.
- iii. Edit 7-4 to clarify that development will be directed to PFAs in incorporated towns and or in designated growth areas.

f. Page 8

- i. Clarify with Cassandra Van Hooser, Tourism Director:
  1. What type of tourism are focusing on and what actions should we undertake to encourage tourism through a strategic plan for tourism.

- 2. What are the impacts of tourism on year round residents and employment.
  - 3. What is the cost/benefit relationship of tourism?
    - ii. Focus on the pass thru traffic to improve tourism. Consider the effect of tourism on infrastructure and traffic on year round residents.
    - iii. How can the County act? What actions are needed?
- g. Page 9
- i. Broadband action from ED section should be added in summary.
- Chapter 6 Natural Resources (Continued from October work session, beginning at 6-15)
- a. Page 6-16
    - i. Policies and Considerations contingent on bay restoration funds.
  - b. Page 6-20
    - i. Change the critical area map to current adopted boundaries.
    - ii. Show Tier IV and Priority Preservation on Tier II Waters map.
  - c. Page 6-23
    - i. Check mineral resource policies for consistency with existing plan.
  - d. Conclusion
    - i. include reference to state and federal regulations/laws drive the requirements. Add state/federal to all requirements references.
    - ii. Concerns about aquifers should be noted in the conclusion.
- Chapter 9 Community Design
- a. General
    - i. Add concept of resiliency
    - ii. Make all policies that are currently enforced by zoning code to be “shall”
  - b. Page 9-2
    - i. Delete “measurable” from policy 9-2 (lighting) .
    - ii. Explain the density for rural zonings
  - c. Page 9-5
    - i. Move large lot paragraph to Agricultural section, reinsert the 20 acre notations and prime soils references.
    - ii. Fix lighting and sign sentence.
  - d. Page 9-6
    - i. Emphasize sidewalks as required in designated growth areas.